



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

±19.55 Acres Almonds & Residence

5836 S. West Avenue, Fresno (Easton Area)

Fresno County, CA



Executive Summary

Location: Situated along the east side of S. West Avenue, being ± 0.12 mile north of Lincoln Avenue, ± 1.25 miles west of the community of Easton and ± 3.5 miles southwest of the city of Fresno, in Fresno County, CA.

Land Area/Property Size: ± 19.55 Assessed Acres

Land Use: ± 16.90 net planted acres of 9th leaf almonds that were planted in 2017 to 50% Nonpareil and 50% Shasta varieties. Trees are planted on a 16'x19' spacing, resulting in a density of 143 trees/acre. Actual delivery reports from Blue Diamond indicate yields of 36,065# (2,134#/acre) in 2022, 12,570# (786#/acre-weather issues) in 2023 and 42,794# (2,532#/acre) in 2024 for a 3-year average of 1,817#/acre.

Assessor's Parcel Number: 334-021-47s

Soils: Soils consist of $\pm 77\%$ Hesperia fine sandy loam, very deep (Class 1) and $\pm 23\%$ Hesperia sandy loam, very deep (Class 4) per USDA Soil Survey.

Irrigation Supply: Fresno Irrigation District, supplemented by a deep well pumping plant powered by a 15-hp US Motors electric motor, serial #904076. The property can be flood irrigated via a pipeline on east boundary and dual line drip system with a drip hose situated on both sides of the tree rows. Filtration is provided by two Flowguard sand-media filters.

Structural Improvements: $\pm 1,803$ SF residence constructed in 1973 with $\pm 1,012$ SF combination carport, garage and covered storage, ± 160 SF slat-covered patio and ± 64 SF old storage shed. The house contains 3 bedrooms with 2 bathrooms with living room, kitchen, dining room and laundry room. Heating and cooling is provided by a newer HVAC system.

Property includes extensive asphalt paving with attractive landscaping, domestic well w/pressure tank and septic system.

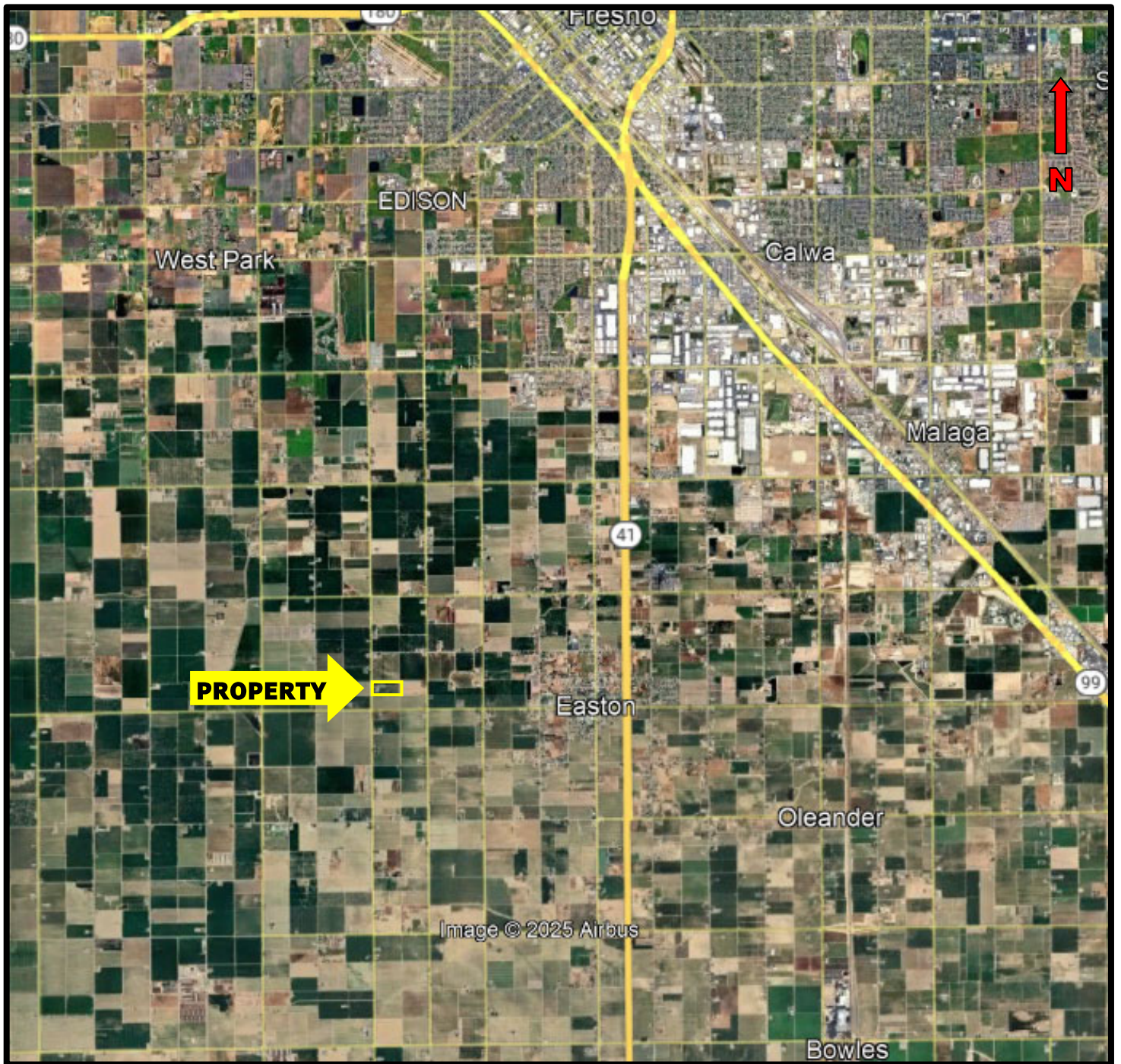
Comments: Don't miss out on this great 19.55 acre property that includes great FID water supplies with prime aged almond orchards and a residence that can provide additional rental income or would be great as an owner's residence.

Offer Price: **\$925,000**
SELLER WILL CONSIDER ALL OFFERS

Property Showing: Qualified buyers contact listing agent to schedule property tour.
DO NOT VISIT PROPERTY WITHOUT PERMISSION FROM BROKER

Contact: Rich Kilgore at 559-978-7744 or email to rich@eltappraisers.com

PROPERTY LOCATION MAP



*This information was obtained from sources that are deemed reliable but are in no way guaranteed by ELT Ranch Properties, Inc., its Brokers or Agents. Prospective Buyers should check all facts to their own Satisfaction. This offer is subject to prior sale, price change, and/or withdrawal from the market.

PROPERTY AERIAL MAP



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PROPERTY PHOTOGRAPHS



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